the

ated with a statement made to a colleague by a her of the brokerage firm referred to. The Metropolitan Improvement Company has sold to E. L. Smith at \$70,000 the plot of jots on the north side of Ninety-eighth street, 100 feet west of West End avenue. The will build a seven-story elevator apartot house, containing five suites on each

Morgan is a trustee. Mr. Morgan, it is under-

stood, took over the hotel, although title was

taken in the name of a business associate. But as intimated, authentic information is wanting

concerning the rumored exchange with J

Pierpont Morgan, although the report origin-

tone double flat, 25x50x100, has been sold by the Rev. Dr. James McCormack at \$21,500. Simon Herman has sold to L. Krause No. 506 East Thirteenth street, four-story front and rear tenements on a lot 25x108.3. ekson & Stern have bought from Cecille

Muldoon No. 206 East Seventh street, a fourcore building on a lot 25x91. G. C. Howe, who succeeded Charles E. Le land in the management of the Hotel Kenngion at Fifth avenue and Fifteenth street, has leased the house for five years at an aggregate rental of \$75,000. The lease was made

brough Matthew J. Ward. deremiah C. Lyons has sold to Frederick Vanderbilt No. 40 East Fiftieth street, a re-story American basement dwelling, for It is one of a row erected on the old Colombia property.

rch of St. Stanislaus has sold Lowenfeld & Prager the southeast corner o tanton and Foreyth streets, a brick church n a lot 48x75x55x70. M. L. & C. Ernst have sold to Charles Hensle

No. 2743 Third avenue, a four-story flat with

a lot 27x 105. Duff & Brown have sold for Neils Hanse northeast corner of Amsterdam avenue and 146th street, a four-story flat on lot 24.11x

to James Walsh. A sixteen-story hotel will be erected at Nos 1266 and 1268 Broadway from plans filed yes terday by Architect H. J. Hardenbergh for W. R. H. Martin. Mary L. George of Hoboken who is the owner, has leased the property to Mr. Martin, who will operate the hotel in conjunction with his present Hotel Martinique Nos. 54 and 58 West Thirty-third street, which is also a leasehold. The new hotel will cost

\$250,000, and will be connected in the rear with the Martinique, making one building, with entrances on Broadway and Thirty-third street The City of New York has transferred to Charles L. Dimon and others, trustees, land under water in the East Liver between Third and Fourth streets. Mr. Dimon is manager of Pier 35, East biver. Hinggin has transferred to James a parcel 45x52.2x irregular, on the f Midison avenue, 50 feet south of

Fiftieth street.
Assemblymen Perez M. Stewart and H. Ives Smith have transferred to Joseph Hamershiag and another a parcel 100x100.11 on the northeast corner of Riverside Drive and 105th street. They have mortgaged adjoining property on the Southeast corner of Riverside Drive and 105th street for \$201.523.

The Boys' Club has mortgaged to Edward H. Farriman its property at Avenue A and Tenth street for \$78,000. The loan istorunthree years at 3 ter cent. At 2 ter cent.
Charles Griffiths Moses & Bro, have sold for
Peter J. McCoy the plot 75x100 on the w. st. side
of Broadway, 25 feet south of Hawthorne street

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THE OLD TOY CHIEF—and no one understands you children better—has a great surprise for all of you this year. He has been laying low; been scheming out the new and wonderful; been visiting Fairyland in very earnest. Started every one guessing and wondering Steinway Baby Grand, because he has worked and thought so mysteriously. He began his Christmas months and months ago, when you and we were longing for Summer vacations. But your Christmas and ours start now with the opening Saturday morning of no miniature Toy Store, but the largest, most unusual, unique and complete fairyland of toys ever seen in this great city.

For you children! Yes! But no grandfather or grandmother is too old to be made young again by the joyous sight of old Santa Claus's fountain of distribution. The old Christmas joys over again, but so new and uncommon that nothing has been seen before.

What can the pen do to describe things that both young and old must see to understand and enjoy. Horses, big and little, in every occupation of their life, from the almost life-sized pony to the large circus horse gaily bedecked. Tricycles and bicycles of all kinds—some in shapes of locomotives that are sure to fascinate the young boys. Pianos-from the smallest kind on which the little doll may learn her first lesson up to the big ones which are almost real.

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But come, one and all, see the merry sight. Nothing like it ever before. Everything new, fresh and beautiful, ready for the cheer that can only come with Christmas. Every one is welcome. Almost an acre in the basement.

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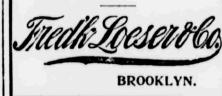
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Southeast corner,

Columbus Ave. and 77th St.,

Southeast corner,

substantial 7-story and basement apartment house with stores on ground floor and two apartments on each of the floors above, handsome entrance and reception room; pa-seng r and servant elevator, electric light (plant on the premises), hot water, steam heat, hard wood trim, and all modern improvements. TERMS VERY LIBERAL. ENNEVER & TRAUTMANN, Esqs., Attys., 182 Nassau St. Maps at Auctioneer's, 149 Broadway.

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